

DeWitt Government Center Facility Plan Final Environmental Impact Report



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DeWitt Government Center
Facility Plan
Final Environmental Impact Report

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CHAPTER 1

INTRODUCTION

CHAPTER 1 INTRODUCTION

This document, in combination with the Public Draft Environmental Impact Report dated September 22, 2003, is the Final Environmental Impact Report for the DeWitt Government Center Facility Plan (2003 – 2010).

Upon completion of the Draft Environmental Impact Report (Draft EIR) for the DeWitt Government Center Facility Plan, CEQA requires the Lead Agency (County of Placer) to consult with and solicit comments from public agencies that have jurisdiction over the proposed project, as well as provide the public with opportunity to comment on the Draft EIR. The Draft EIR for the DeWitt Government Center Facility Plan was circulated for a forty-five (45) day public review period between September 26, 2003 and November 10, 2003.

The California Environmental Quality Act (CEQA) Guidelines Section 15132 states:

“The Final EIR shall consist of:

- a. The draft EIR or a revision of the draft.
- b. Comments and recommendations received on the draft EIR either verbatim or in summary.
- c. A list of persons, organizations, and public agencies commenting on the draft EIR.
- d. The responses of the Lead Agency to significant points raised in the review and consultation process.
- e. Any other information added by the Lead Agency.”

Pursuant to the CEQA guidelines, all written comments received during the public circulation period on the Draft EIR and the Lead Agency’s responses to those comments are included in this Final EIR. The Lead Agency is required to respond to significant issues raised during the review process.

1.1 ORGANIZATION

The Final EIR for the DeWitt Government Center Facility Plan project is organized into two sections as described below:

Section 1: Final EIR

Chapter 1 Introduction

This chapter describes the CEQA process as implemented for this project, provides information on the contents of this Final EIR, and summarizes text changes in the Draft EIR made in response to the agency comments received on the Draft EIR.

Chapter 2 Comments & Responses

This section presents the written comments on the Draft EIR, and the Lead Agency’s response to those comments. Each individual comment within each letter and the corresponding response is numbered. A direct response to each comment is provided. The analysis of each response is supported by existing text within the Draft EIR, revisions to existing text, data corrections, or other source material.

Section 2: Draft EIR

Some comments on the Draft EIR necessitated minor revisions to the Draft EIR text. Those revisions are discussed within the responses to each comment found in Chapter 2. The entire Draft EIR, with revisions shown, is reprinted in this section of the Final EIR.

Text deleted from the Draft EIR is shown in strikeout type, while inserted text is shown in bold. Text changes, errata, and typographical errors are indexed and identified below in Section 1.4. No changes to the level of significance of impacts or need for mitigation measures were made. No significant new information was added.

Other than editorial corrections, no changes were made to the Mitigation Monitoring and Reporting Program, which is found in Chapter 17 of the Draft EIR. No new mitigation measures have been added.

Section 3: Technical Appendices

The Technical Appendices that support the Draft EIR analysis have been reprinted and augmented by two additional biological resources reports. The Arborist Report for the Land Development Building site, prepared by Yamasaki Landscape Architecture, was inadvertently omitted from the Draft EIR printing. That report is now included in the separately bound Technical Appendices document. Additionally, a report documenting the methodology and results of a protocol-level red-legged frog survey conducted at the project site has been added to the Technical Appendices. That report was not available at the time of Draft EIR printing.

1.2 FINAL EIR PREPARATION

Public review of the Draft EIR was conducted for the objectives stated in Section 15200 of the CEQA Guidelines. These purposes are:

- a. Sharing expertise,
- b. Disclosing agency analyses,
- c. Checking for accuracy,
- d. Detecting omissions,
- e. Discovering public concerns, and
- f. Soliciting counter proposals.

In order to provide sufficient time for public review, the Draft EIR was circulated for 45 days, from September 26, 2003 and November 10, 2003, in accordance with Section 15105 of the CEQA Guidelines. The Guidelines state that the review period "shall not to be less than 30 days nor should it be longer than 60 days except under special circumstances." The Draft EIR was submitted to the State Clearinghouse, which distributed the document to the following agencies and departments:

- a. California Highway Patrol
- b. Caltrans, District 3
- c. Caltrans, Division of Aeronautics
- d. Department of Conservation
- e. Department of Fish and Game, Region 2

- f. Department of Parks and Recreation
- g. Department of Toxic Substances Control
- h. Department of Water Resources
- i. Integrated Waste Management Board
- j. Native American Heritage Commission
- k. Office of Historic Preservation
- l. Regional Water Quality Control Board, Region 5
- m. Resources Agency
- n. State Lands Commission

The lead agency also distributed the Draft EIR to the following local and federal agencies, service providers, and conservation group:

- a. Placer County Planning Department
- b. Placer County Department of Public Works
- c. Placer County Department of Environmental Health
- d. Placer County Air Pollution Control District
- e. Placer County Transportation Planning Agency/ Airport Land Use Commission
- f. North Auburn Municipal Advisory Committee
- g. Placer Consolidated Fire Protection District
- h. Placer County Fire District/California Department of Forestry
- i. Nevada Irrigation District
- j. Placer County Water Agency
- k. Auburn Area Recreation District
- l. Auburn Union School District
- m. Placer Union School District
- n. Auburn Placer Disposal Service
- o. PG&E Auburn Land Rights Office
- p. U.S. Army Corp of Engineers
- q. U.S. Fish and Wildlife Service
- r. Sierra Club

The Lead Agency also published a Notice of Availability of the Draft EIR in the local paper, the Auburn Journal, on September 30, 2003 to provide notification to the public that the document was available for review.

Comments were received from several public agencies. No comments from individual citizens were received. Chapter 2 of this Final EIR provides the Lead Agency's response to all comments received. Some responses necessitate minor revision to the text of the Draft EIR. In those cases, the individual response to the comment documents the changes that were made to the Draft EIR text. The revised text pages are provided in Chapter 3 of this document. Some

comments received are not related to environmental issues and do not require a response, in accordance with Section 15132(d) of the CEQA Guidelines. In these cases, the comment and the lack of need for response are noted in Chapter 2.

1.3 NEW INFORMATION AND NEED FOR RECIRCULATION

Section 15088.5 of the CEQA Guidelines requires that an EIR be recirculated for public review and comment when “significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review.” The definition of “significant new information” is clarified under subsections 1 through 4 of this Guideline. They include disclosure of a new significant environmental impact, a substantial increase in the severity of an impact, identification of a feasible project alternative or mitigation measure considerably different from those previously analyzed, and fundamental and basic inadequacy in the Draft EIR. For this EIR, none of the comments received require the provision of significant new information or analysis. Therefore, there is no need for recirculation of the Draft EIR.

1.4 TEXT CHANGES IN THE DRAFT EIR

Revisions and changes to the text of the Draft EIR, including the Summary Table, are included in Chapter 3 of this Final EIR. These revisions are summarized below. In addition, Chapter 4 of this Final EIR presents the Mitigation Monitoring and Reporting Program. Minor edits were made to this chapter to correct typographic errors. No substantive changes were made.

Minor changes were made in the project description contained in Chapters 2 and 5 to include the relocation of an existing bus stop that would be affected by the proposed Land Development Building, and in Chapters 2 and 4 to reflect the need for completion of project review by the Airport Land Use Commission (ALUC).

Minor edits were made in Chapters 3, 4, 9, and 17 to correct references to mitigation measure numbers. Finally, text was inserted in Chapters 2, 4, 6, and 14 to more accurately describe the requirements for project review by the Airport Land Use Commission and Federal Aviation Administration.

Table 1.1

Index of Changes made to the Draft EIR

<i>Draft EIR original page number</i>	<i>Primary Change Made</i>	<i>Reason for Change</i>	<i>Draft EIR current page number</i>
2-11	Insert sentence regarding need for ALUC review of the project	Response to Comments C-2, D-5, D-6	2-11
2-15	Same as above	Response to Comments C-2, D-5, D-6	2-15
2-19	Insert sentences regarding relocation of existing bus stop	Response to Comment F-1	2-19
2-21	Correct Assessor’s Parcel Number reference	Correct typographic error	2-20
2-21	Insert sentence regarding need for ALUC review of the project	Response to Comments C-2, D-5, D-6	2-22

Draft EIR original page number	Primary Change Made	Reason for Change	Draft EIR current page number
2-25	Expand on airport compatibility zone locations and implications	Response to Comments C-1, C-2, D-5, D-6	2-25
2-25	Change trail description from Class I to Class II	Clarification in response to Comment G-1	2-26
2-26	Correct Assessor's Parcel Number reference	Correct typographic error	2-26
2-31	Insert ALUC consistency determination as a required approval	Response to Comments C-2, D-5, D-6	2-31
3-14	Correct Mitigation Measure number reference	Correct typographic error	3-14
3-16	Correct Mitigation Measure number references	Correct typographic errors	3-16
4-12	Expand introduction to Airport Land Use Compatibility Plan to clarify need for ALUC review of the project	Response to Comments C-1 C-2, D-3, D-5, D-6, D-14	4-12
4-13	Insert Policy 2.3.1 from the Airport Compatibility Plan, which lists the information required by the ALUC in conducting project review	Response to Comment D-11	4-13 and 4-14
4-15	Insert Policy 4.4.2 from the Airport Compatibility Plan, which states the requirements for deed notices	Response to Comment D-14	4-15
4-18 and 4-19	Correct Mitigation Measure references	Correct typographic errors	4-20
4-25	Expand discussion of Airport Land Use Compatibility Plan to clarify need for ALUC and FAA review of the project	Response to Comments C-2, C-3, D-5, D-6, D-10, D-12	4-27 and 4-28
6-33	Expand discussion of Airport Land Use Compatibility Plan height restrictions to clarify need for ALUC and FAA review of the proposed communications tower	Response to Comments C-2, C-3, D-5, D-6, D-10, D-12	6-33
9-1	Reference inclusion of red-legged frog survey report in Appendix D	Report was made available between circulation of Draft EIR and preparation of Final EIR	9-1
9-37	Correct Mitigation Measure references	Correct typographic errors	9-37
14-12	Expand discussion of Airport Land Use Compatibility Plan height restrictions to clarify need for ALUC and FAA review of the proposed communications tower	Response to Comments C-1, C-2, C-3, D-3, D-5, D-6, D-10, D-12	14-12

1.5 EDITS TO MITIGATION MEASURES

No revisions were made to any of the mitigation measures included in the Draft EIR, other than corrections of typographic errors, and no new mitigation measures were added. Only minor edits were made to references to mitigation measure numbers throughout the text of the EIR. As stated above, Chapter 4 of this Final EIR presents the final Mitigation Monitoring and Reporting Program.